

Fill in this information to identify the case:

Debtor 1 Dennis C Lea

Debtor 2 Barbara A. Lea
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Ohio

Case number 15-52871-amk

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of Cabana Series III Trust

Court claim no. (if known): 21-1

Last 4 digits of any number you use to
identify the debtor's account:

2 8 1 0**Date of payment change:**

Must be at least 21 days after date
of this notice

02/01/2020**New total payment:**\$ 1,312.21

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____Current escrow payment: \$ 418.51New escrow payment: \$ 592.92**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Dennis C Lea

First Name Middle Name Last Name

Case number (if known) **15-52871-amk**

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons

Signature

Date **12/16/2019**

Print:

Molly Slutsky Simons

First Name Middle Name Last Name

Title **Attorney for Creditor**

Company

Sottile & Barile, Attorneys at Law

Address

394 Wards Corner Road, Suite 180

Number Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100

Email **bankruptcy@sottileandbarile.com**

Analysis Date: December 06, 2019

DENNIS C LEA
BARBARA A LEA
4219 WESTERN RESERVE DR
BRUNSWICK OH 44212

Loan:

Property Address:
4219 WESTERN RESERVE BOULEVARD
BRUNSWICK, OH 44212

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Jan 2019 to Jan 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Feb 01, 2020:
Principal & Interest Pmt:	719.29	719.29
Escrow Payment:	418.51	592.92
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,137.80	\$1,312.21

Escrow Balance Calculation	
Due Date:	Dec 01, 2019
Escrow Balance:	(1,707.38)
Anticipated Pmts to Escrow:	837.02
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	(\$870.36)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	2,850.61	(1,719.67)
Jan 2019	407.24	418.51			*	3,257.85	(1,301.16)
Jan 2019				1,900.04	* County Tax	3,257.85	(3,201.20)
Feb 2019	407.24		1,846.40		* County Tax	1,818.69	(3,201.20)
Mar 2019	407.24	580.23			*	2,225.93	(2,620.97)
Apr 2019	407.24	580.23			*	2,633.17	(2,040.74)
May 2019	407.24	580.23			*	3,040.41	(1,460.51)
May 2019				1,209.75	* Homeowners Policy	3,040.41	(2,670.26)
Jun 2019	407.24	580.23	1,194.02		* Homeowners Policy	2,253.63	(2,090.03)
Jun 2019				1,900.04	* County Tax	2,253.63	(3,990.07)
Jul 2019	407.24	580.23	1,846.40		* County Tax	814.47	(3,409.84)
Aug 2019	407.24	418.51			*	1,221.71	(2,991.33)
Aug 2019		28.42			* Escrow Only Payment	1,221.71	(2,962.91)
Sep 2019	407.24	418.51			*	1,628.95	(2,544.40)
Oct 2019	407.24	418.51			*	2,036.19	(2,125.89)
Nov 2019	407.24	418.51			*	2,443.43	(1,707.38)
Dec 2019	407.24				*	2,850.67	(1,707.38)
					Anticipated Transactions	2,850.67	(1,707.38)
Dec 2019		418.51					(1,288.87)
Jan 2020		418.51					(870.36)
	\$4,886.88	\$5,859.14	\$4,886.82	\$5,009.83			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 4,886.82. Under Federal law, your lowest monthly balance should not have exceeded 814.47 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: December 06, 2019

DENNIS C LEA

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(870.36)	3,339.86
Feb 2020	417.49	1,900.04	County Tax	(2,352.91)	1,857.31
Mar 2020	417.49			(1,935.42)	2,274.80
Apr 2020	417.49			(1,517.93)	2,692.29
May 2020	417.49			(1,100.44)	3,109.78
Jun 2020	417.49	1,209.75	Homeowners Policy	(1,892.70)	2,317.52
Jul 2020	417.49	1,900.04	County Tax	(3,375.25)	834.97
Aug 2020	417.49			(2,957.76)	1,252.46
Sep 2020	417.49			(2,540.27)	1,669.95
Oct 2020	417.49			(2,122.78)	2,087.44
Nov 2020	417.49			(1,705.29)	2,504.93
Dec 2020	417.49			(1,287.80)	2,922.42
Jan 2021	417.49			(870.31)	3,339.91
	<u>\$5,009.88</u>	<u>\$5,009.83</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 834.97. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 834.97 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (870.36). Your starting balance (escrow balance required) according to this analysis should be \$3,339.86. This means you have a shortage of 4,210.22. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be 5,009.83. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	417.49
Surplus Amount:	0.00
Shortage Amount:	175.43
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$592.92</u>

Paying the shortage: If your shortage is paid in full, your new monthly payment will be \$1,136.78 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO
AKRON DIVISION**

In Re:

Case No. 15-52871-amk

Dennis C Lea
Barbara A. Lea

Chapter 13

Debtors.

Judge Alan M. Koschik

CERTIFICATE OF SERVICE

I certify that on December 16, 2019, a true and correct copy of this Notice of Mortgage Payment Change was served:

Via the Court's ECF System on these entities and individuals who are listed on the Court's Electronic Mail Notice List:

Ryan J. Gerace, Debtors' Counsel
bandgakroncourtnotices@gmail.com

Keith Rucinski, Chapter 13 Trustee
efilings@ch13akron.com

Office of the U.S. Trustee
(registeredaddress)@usdoj.gov

And by regular U.S. Mail, postage pre-paid on:

Dennis C Lea, Debtor
4219 Western Reserve
Brunswick, OH 44212

Barbara A. Lea, Debtor
4219 Western Reserve
Brunswick, OH 44212

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (0083702)

Sottile & Barile, Attorneys at Law

394 Wards Corner Road, Suite 180

Loveland, OH 45140

Phone: 513.444.4100

Email: bankruptcy@sottileandbarile.com

Attorney for Creditor